LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 52 NORTH, RANGE 30 WEST IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;
THENCE N 89°14'50" W ALONG THE NORTH LINE OF SAID SECTION SAID LINE ALSO BEING THE CENTERLINE OF KEARNEY ROAD, A DISTANCE OF 37.12 FEET;
THENCE S 00°45'17" W A DISTANCE OF 25.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KEARNEY ROAD AND THE WEST RIGHT-OF-WAY LINE OF CROWN HILL ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE S 00°07'58" E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 85.96 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF JESSE JAMES ROAD;
THENCE S 83°55'01" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 461.14 FEET;
THENCE N 20°09'40" W A DISTANCE OF 183.13 FEET;
THENCE N 00°02'35" W A DISTANCE OF 17.10 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, DAGLEY ADDITION, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI;
THENCE S 89°14'50" E ALONG SAID SOUTH LINE, A DISTANCE OF 0.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE N 00°02'35" W ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 115.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF KEARNEY ROAD;
THENCE S 89°14'50" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 494.53 FEET TO THE POINT OF BEGINNING.
CONTAINS 97,737 SF, 2.24 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.
END OF DESCRIPTION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE ASSUMED BEARING OF S 89°14'50" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 52, RANGE 30 IN CLAY COUNTY, MISSOURI.

STATE PLAN TRAVERSE TABLE

POINT NO.	NORTHING	EASTING	BEARING	DISTANCE (METERS)
CL-50	352922.857	872067.876	S 27°5'39" W	998.953
100	352036.627	871611.225	S 00°08'32" W	26.198
101	352010.429	871611.160	S 84°11'37" W	146.640
102	351946.590	871479.148	N 19°53'10" E	55.815
103	351999.075	871460.153	N 00°3'55" E	5.211
104	352004.287	871460.184	S 88°58'20" E	0.204
105	352004.283	871460.388	N 00°3'55" E	35.546
106	352039.330	871460.530	S 88°58'20" E	150.721
100	352036.627	871611.225		

NOTE: ALL BEARINGS AND COORDINATES IN THE ABOVE TABLE ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.999909835
* DISTANCES IN THE ABOVE TABLE ARE IN GRID METERS.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF GEARY } SS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.
GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS 24 DAY OF January, 2008.
DATE OF SURVEY: JANUARY 15, 2007
ERROR OF CLOSURE: 1:65,732.

STATE OF MISSOURI
LEON D. OSBORN
NUMBER
LS-2173
REGISTERED LAND SURVEYOR

LEON D. OSBORN
MISSOURI REGISTRATION NO. 2173

OWNER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SHAWNEE } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. ALL STREET RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.
GIVEN UNDER MY HAND AT Topeka, Kansas THIS 29 DAY OF January, 2008.

JESSE JAMES & CROWN HILL – EXCELSIOR SPRINGS, L.L.C.
A MISSOURI LIMITED LIABILITY COMPANY
PAUL PROPERTIES MANAGEMENT, INC.,
A KANSAS CORPORATION, MANAGER
HOWARD T. PAUL, PRESIDENT

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SHAWNEE } SS

I, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT HOWARD T. PAUL, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT OF PAUL PROPERTIES MANAGEMENT, INC., A KANSAS CORPORATION, MANAGER OF JESSE JAMES & CROWN HILL – EXCELSIOR SPRINGS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS SUCH PRESIDENT OF SAID CORPORATION, AND MANAGER FOR JESSE JAMES & CROWN HILL – EXCELSIOR SPRINGS, L.L.C., AND PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION AND MEMBERS OF SAID LIMITED LIABILITY COMPANY, AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND LIMITED COMPANY, FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 29 DAY OF January, 2008.

NOTARY PUBLIC - State of Kansas
LAURA K. STEWART
My Appt. Exp. 4/17/11

Laura K. Stewart
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/17/11

PLAT DEDICATION

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CROWN HILL DEVELOPMENT

BUILDING LINES:

BUILDING LINES OR SETBACK LINE ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO EXCELSIOR SPRINGS, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISE TO OPERATE IN EXCELSIOR SPRINGS, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING , OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (U/E). WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF EXCELSIOR SPRINGS, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LAND AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED WITH THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN CONSENT OF THE DIRECTOR OF PUBLIC WORKS.

COUNCIL CERTIFICATE

REVIEWED AND APPROVED BY THE EXCELSIOR SPRINGS CITY COUNCIL THIS 3 DAY OF March, 2008.

MAYOR, JIM NELSON

CITY CLERK, FRANCES SMITH

PLANNING COMMISSION CHAIRMAN

FINAL PLAT

CROWN HILL DEVELOPMENT

TO

EXCELSIOR SPRINGS, MISSOURI

KAW VALLEY ENGINEERING, INC.
2319 NORTH JACKSON – PO BOX 1304
JUNCTION CITY, KANSAS 66441
785-762-5040

DATE OF PREPARATION: JANUARY 17, 2008 PROJECT NO. A0603249 SHEET 2 OF 2